

RESIDENTIAL – MULTI-FAMILY HIGH DENSITY ZONE DISTRICT (R-MH)

Purpose: The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family dwellings, with limited civic and institutional uses to serve the surrounding residential area.



The following excerpt from Table 4-2-1 shows the allowable uses for the R-MH zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential							Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B		C
Zone District >>																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, townhouse				P	P	P	P	P	P	P								4-3(B)(5)	
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(6)	
Dwelling, multi-family					P	P	P	P	P	P								4-3(B)(7)	
Group Living																			
Assisted living facility or nursing home				C	P	P	P	P	P	P									
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(8)	
Community residential facility, medium					P	P	P	P	P	P								4-3(B)(8)	
Community residential facility, large						P	P	P	P	P								4-3(B)(8)	
Group home, small					C	P	P	P	P									4-3(B)(9)	
Group home, medium					C	C	C	P	P	P								4-3(B)(9)	
Group home, large						C			C	C								4-3(B)(9)	
Sorority or fraternity						P	C	P	P	P									
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
Food, Beverage, and Indoor Entertainment																					
Auditorium or theater						A	A	A	P	P	P	P	P	P				4-3(D)(7)			
Health club or gym			A		A	A	P	P	P	P	P	P	P	A				4-3(D)(9)			
Residential community amenity	P	P	P	P	P	P	P	P	P	P							C	4-3(D)(10)			
Lodging																					
Bed and breakfast	A	CA		A	A	P	P											4-3(D)(12)			
Motor Vehicle-related																					
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A	4-3(D)(21)			
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A			4-3(D)(21)			
Outdoor Recreation and Entertainment																					
Residential community amenity	P	P	P	P	P	P	P	P	P	P							A				
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		4-3(D)(31)			
Retail Sales																					
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(33)		
General retail, small			A			A	A	P	P	P	P	P	P	P					4-3(D)(34)		
Transportation																					
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(40)		
Transit facility						C	C	C	P	P	P	P	P	P							
INDUSTRIAL USES																					
Telecommunications, Towers, and Utilities																					
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(6)		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(7)		
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)		
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Wireless Telecommunications Facility																			4-3(E)(10)		
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A						
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Waste and Recycling																					
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(11)		

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
ACCESSORY AND TEMPORARY USES																					
ACCESSORY USES																			4-3(F)(1)		
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)		
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)		
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T				
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(6)		
Family home daycare	CA	CA	A	CA	A	A	A												4-3(F)(7)		
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A				
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(9)		
Independent living facility				A	A	A	A	A	A	A									4-3(F)(10)		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(F)(11)		
Parking of non-commercial vehicle	A	A	A	A	A	A	A												4-3(F)(15)		
Parking of recreational vehicle, boat, and/or recreational trailer	A	A	A	A	A	A	A												4-3(F)(16)		
Second kitchen in a dwelling	A	A	A	A	A	A	A												4-3(F)(17)		
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(19)		
TEMPORARY USES																					
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)		
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)		
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T				T	T	T		4-3(G)(4)		
Garage or yard sale	T	T	T	T	T	T	T												4-3(G)(5)		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)		
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T		4-3(G)(8)		
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T					4-3(G)(9)		
Temporary use not listed			T			T	T	T	T	T	T	T	T	T			T		4-3(G)(11)		